Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	8 Campbell Grove, Northcote Vic 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,300,000 & $1,350,000

Median sale price

Median price $1,650,000 Property Type House Suburb Northcote

Period - From 01/07/2024 to 30/09/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/10 Langwells Pde NORTHCOTE 3070	$1,210,000	13/09/2024
2	53/198 Beavers Rd NORTHCOTE 3070	$1,310,000	19/08/2024
3	35 Beaconsfield Pde NORTHCOTE 3070	$1,375,000	21/06/2024

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 25/10/2024 13:33

8 Campbell Grove, Northcote Vic 3070

Grace Purchase
03 9403 9300
0427 397 880
gracepurchase@jelliscraig.com.au



4 2 2

Property Type: Townhouse (Single)

Indicative Selling Price
$1,300,000 - $1,350,000
Median House Price
September quarter 2024: $1,650,000

Agent Comments

Discover vibrant living with this stylish four bedroom, two bathroom residence zoned to Northcote High. Set on Rucker's Hill starring panoramic city vistas and unbeatable local amenities.

Comparable Properties



3/10 Langwells Pde NORTHCOTE 3070 (REI)

3 2 1

Price: $1,210,000
Method: Private Sale
Date: 13/09/2024
Property Type: Townhouse (Res)

Agent Comments



53/198 Beavers Rd NORTHCOTE 3070 (REI)

4 3 2

Price: $1,310,000
Method: Private Sale
Date: 19/08/2024
Property Type: House

Agent Comments



35 Beaconsfield Pde NORTHCOTE 3070 (REI/VG)

3 2 2

Price: $1,375,000
Method: Private Sale
Date: 21/06/2024
Property Type: Townhouse (Res)

Agent Comments

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